

REAL ESTATE NOTES FROM ALL OVER CITY

Fall Season Opens in an Encouraging Way and Agents Are Optimistic.

OUTLOOK GOOD FOR WINTER BUSINESS

Optimists and Pessimists Are Having Their Inning, and Politics Seems to Be the Dividing Line—Neither Knows Where to Land.

There is some difference of opinion among real estate experts as to conditions at the opening of the fall season, the beginning of which was marked by the week just closed. There are in the real estate line optimists and pessimists, just as there are representatives of these two opposing elements in all other branches of trade. As is usual in such cases, the optimist looks through glasses with considerably more magnifying power than have the spectacles used by the pessimist. For my part, I would rather use the optimistic lenses, but the glasses of the pessimist cannot be entirely ignored. I will deal with his view first and combat his argument, if I can, with the assistance of the optimist.

The pessimistic real estate man thinks there will be nothing doing until after the national election. According to his idea, everything depends in a large measure upon the result of the November election. Of course, he is all off. Taft may be President, or Bryan may come in under the November string; but whether it be one or the other, and it makes very little difference which it is so far as Virginia dirt is concerned, Richmond real estate will still remain on the banks of the raging James, and barring the effects of high water in the Fulton territory, very little of it will be moved away. The opinion of most Richmond thinkers is to the effect that whatever may happen in November in a political way, Richmond dirt is going to command a good price.

Too Late for Business.
The optimistic idea is that while the pessimists are attending ward meetings and predicting all kinds of disasters, in certain events, it is not a bad time to step in and pick up a few bargains. The optimists are probably right, but it would seem from some of the figures brought out by the transactions of the past week that they have put it off too long. What a real bargain hunter regards as a bargain is something that he can buy for 25 to 50 per cent less than its real value. Such "bargains" cannot be found in the Richmond real estate market. The "pessimists" thought likely they could find such, and not a few of them sacrificed their vacation season to stay over in town and try to pick up some of them. But when it came down to business they found that Richmond dirt had not felt any of the discount effects of the alleged panic. But pessimists are always pessimistic, and they are still predicting a real estate setback between now and the new year.

The Other Side's View.
The other fellows, the optimists, can't see it just that way. They are looking for good business all the year round, and the figures they have seen for the month of September would seem to warrant their good belief. Richmond realty, both central city and suburban, is holding its own. Within the past two months there have been no forced sales, and the holders of good property have found no difficulty in securing all the money they needed to hold their own against a day of enforced sale. No property has been forced on the market, and the holders of good property have found no difficulty in securing all the money they needed to hold their own against a day of enforced sale. No property has been forced on the market, and the holders of good property have found no difficulty in securing all the money they needed to hold their own against a day of enforced sale.

No Setback Yet.
The sales of real estate, as shown by the papers filed in the office of the clerk of the court, indicate that the sales for the month of August and the first half of the month of September are largely in excess of the sales for the like period of the year past. The same reports show that the sales for the past week are something like 25 per cent in excess of what is usually considered a dull week of a dull month.

Among the sales made during the past week the following may be worth mention:
Messrs. C. W. & Company sold two houses on Gilbert Street, which makes just eleven houses they have sold within the past two months for sellers who are seeking homes in the great and glorious old town of Richmond. These homes varied in value from \$2,500 to \$3,500.

Messrs. H. S. Taylor & Company made some good sales during the week, among them they disposed of the store at the corner of Lombard and Main Street, for which they received the sum of \$6,250 cash. This firm also sold a farm of thirty-six acres near Chestnut Hill for \$9,500.

Messrs. Paine & Corling made a number of sales during the week, amounting in the aggregate to \$274,000. These homes varied in value from \$2,500 to \$3,500. Messrs. Blanton & Purcell reported sales for the week amounting to \$5,000.

Messrs. J. A. Connelly & Company and J. E. Blanton & Company sold a vacant lot on Monument Avenue to Mrs. M. A. Syde. This lot is just the second corner from the residence of the present Mayor of Richmond, and it is understood that the purchaser, who has simply made an investment, purposes to erect on the lot an up-to-date apartment house. The lot is 20 by 150 feet, and affords all the room needed for a sure-enough apartment house. The purchaser paid \$1,000 for the ground alone, and it is very certain that she cannot afford to let it remain idle a very great length of time.

It is, therefore, more than likely that the rumor that she is to make it into an apartment house is very nearly correct.

Other Sales.
Among the interesting sales of the past week may be mentioned the sale of the new brick residence No. 2414 West Grace Street, which was offered

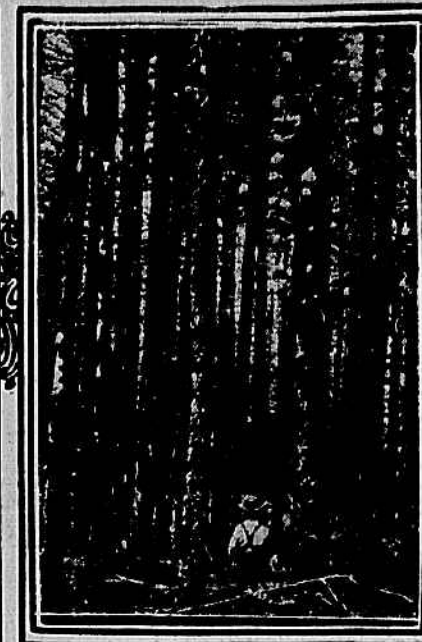
SCENES IN THE LIFE OF PROSPEROUS WASHINGTON COUNTY



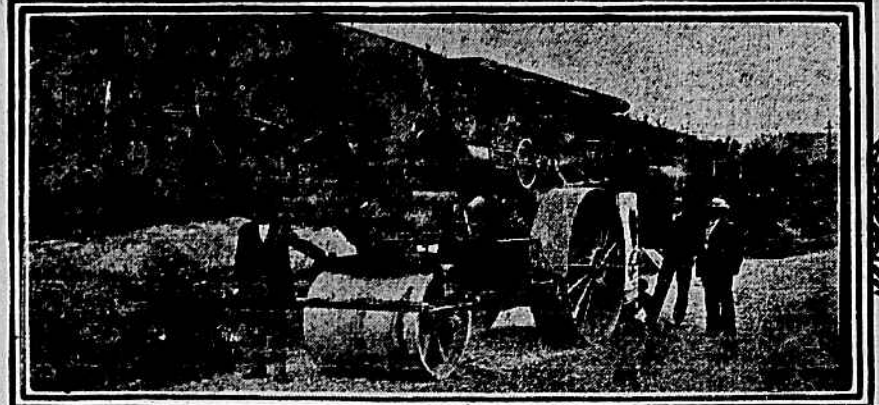
SAMPLE OF WATER POWER



STREET SCENE IN ABINGDON



TIMBER EXHIBIT



ROAD MAKING IN WASHINGTON CO



WASHINGTON CO. COLT SHOW

BUSINESS MEN TO FEAST IN ASHLAND

Association to Have Banquet Tuesday Night, With Many Prominent Speakers.

PARK FOR COURTHOUSE SITE

Council Offers to Donate Site if Removal Is Decided Upon. Hanover County Revenues.

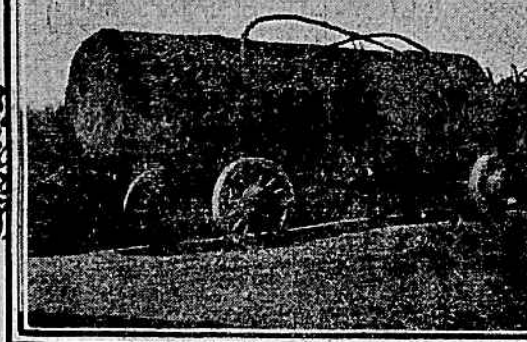
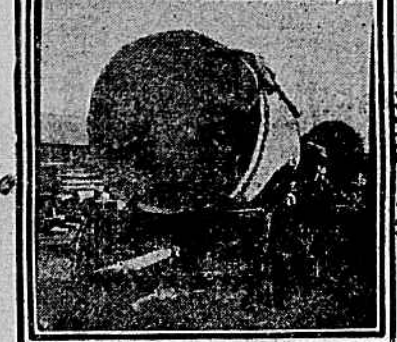
ASHLAND, VA., September 12.—The banquet of the Business Men's Association, which is to take place Tuesday, September 15th, at 8:30 P. M., at the Henry Clay Inn, will bring together the business men of both Ashland and Richmond, who are interested in developing this town. Plans were laid for sixty-odd. Dr. A. C. Ray, president, will preside and act as toastmaster. Short talks will be made by W. H. White, president of the Richmond, Fredericksburg and Potomac Railroad, on "Civil Improvement and Transportation"; W. T. Dabney, Chamber of Commerce, Richmond, on "Benefits of a Business Men's Association"; John G. Tiller, Ashland, on "Past, Present and Future of Ashland"; Henry W. Anderson, vice-president of the Richmond and Chesapeake Bay Railway Company, on "Benefits of Electric Car Lines to Suburban Property"; Edwin Quarles, Petersburg Board of Trade, on "How to Develop a Town"; John Stewart Bryan, The Times-Dispatch, on "The Press."

Transfer Telegraph Wires.
The Western Union Telegraph Company has filed plans with the Town Council for the purpose of transferring their lines from Railroad Avenue to James Street, through the town of Ashland. The Council took no action, as Hon. A. L. Holladay, counsel for the company, was not present. The transfer will obviate the necessity of placing conduits through the town, as required by the agreement made between the town and railroad.

The Council expressed its willingness at its meeting last night to donate the town park for the transfer of the lines from Railroad Avenue to James Street, through the town of Ashland. There is some talk of an election being held to determine what the people of the county desire in the matter. Nothing definite has yet been done, and it may be some time before any action is taken.

Hanover County Revenues.
A statement of the receipts and disbursements of the school funds for Hanover county for the fiscal year ending July 31, 1908, shows that the amounts were received and paid out as follows:

Ashland District—	
Received	\$7,157.22
Disbursed	6,108.94
Balance on hand	1,078.29
Town of Ashland—	
Received	\$3,724.83
Disbursed	3,301.92
Balance on hand	422.91
Bellevue Dam District—	
Received	\$8,680.24
Disbursed	7,111.09
Balance on hand	1,569.15
Henry District—	
Received	\$11,670.97
Disbursed	10,019.61
Balance on hand	1,651.36
Teachers were paid \$10,000 for school furniture, \$300.80 school trustees, \$274.10 county treasurer for receiving and disbursing funds, \$388.13.	



WASHINGTON CO. TIMBER

CROPS CUT SHORT BY THE LATE RAINS

Production of Tomatoes and Yield of Corn in Tidewater Have Been Reduced.

(Special to The Times-Dispatch.)
URBANA, VA., September 12.—Since the heavy rain on Sunday night there have been pretty days, of which the farmers have made good use in saving the fodder and tomato crops, though the latter crop has been much curtailed by the excessive wet weather during August and this month, causing the tomatoes to rot even before maturity. While the two canneries operated here have been quite busy for the past week, it is conceded that the output from these factories will not be near so large this year as was expected early in the season, yet it will be fairly good, considering the damage the crop has sustained by both drought and rain.

The corn crop seems to have also been seriously curtailed by the wet weather, and will not turn out such a yield as many would suppose on looking at it in the field before stripping the fodder and cutting the tops. When that is done one can pretty well judge as to the yield. In several fields inspected since the top have been cut the ears are not large and point upward, whereas for a heavy yield they should point downward.

Late Grass Crop Good.
The wet season, however, has contributed largely to the growth of the late grass crops, and they have been doing well, and no doubt will add materially to the supply of hay for the coming winter. Farmers in this section of Tidewater realizing the importance of raising hay instead of buying it as heretofore for stock, have turned their attention to raising it for market, and quite a number of them are shipping their surplus, after supplying their needs at home, and since this has been the case their lands have been improved, and are in demand for farming, trucking and stock raising. Indeed the outside world has just begun to find out what sort of a country we have down here on the Rappahannock, especially around Urbana, in Middlesex county, and the reason this section has not been brought more into notice is that there has been no outside communication with the rest of the people in Virginia except through water traffic by way of Baltimore, and Middlesex people have had no opportunity to ship their products anywhere else or to trade with the people in the capital city for the lack of proper transportation. But now there is prospect of a new outlet in the proposed railroad to West Point, which will give another and direct line of transportation to Richmond, and from what can be learned from those who are now engaged in the final survey of that line there is every reason to believe

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TOBACCO CROP IS GOOD

Much of It Housed and Damage From Worms Less Than Usual.

LYNCHBURG, VA., September 12.—The weather continues quite favorable for the tobacco in the fields and the largest portion of the crop has matured and ripened nicely, and been housed in good condition, and something quite unusual is that it is but little eaten by worms.

The prings offered were more largely of the common and medium grade than heretofore, and prices on these grades were rather off. Sales of loose tobacco on the Lynchburg market for the two weeks ending September 11, 1908, as reported by John L. Oglesby, of Lynch's Warehouse, are as follows:

Sales for week ending September 4th, 327,000 pounds; sales for week ending September 11th, 309,000 pounds; decrease for week ending September 11th, 28,000 pounds. Sold from August 17, 1908 to September 11, 1908, 962,100 pounds; sold from September 1, 1907, to September 11, 1907, 233,800 pounds; increase for 1908, 728,300 pounds.

BUILDING PERMITS

Independent Order of St. Luke to Erect Hall at a Cost of \$4,000.

The following permits were issued in the office of the Building Inspector yesterday:

Union Prospect Council, Independent Order of St. Luke, to erect a detached brick building on the west side of Twenty-fourth Street, between R and S Streets. The structure will cost \$4,000, and will be used as a hall by the order.

O. J. Davis, to erect two detached frame dwellings on the east side of Greenaway Avenue, between Floyd Avenue and Main Street, cost \$2,000.

Mr. J. P. Elmer, to repair brick store and dwelling No. 127 East Main Street; cost, \$160.

LEASE SAND BEACH.

Baltimore Concrete Concern to Ship Sand From Virginia.

(Special to The Times-Dispatch.)
ONANCOCK, VA., September 12.—The Sykes Concrete Company, of Baltimore, have leased of Mr. Tully W. Parker, for a term of twenty years, the said beach at War Point, the north entrance to Onanock Creek. The sand there is of a superior quality and it is proposed to freight it to Baltimore and Annapolis, Md., in barges, and a railway track, which is now being put down, will be used to carry it across the strip of land to them. They will be loaded at a wharf inside the creek.

Tomatoes for workmen are in course of construction, and operations are expected to begin by October 1st. The contract calls for the loading of three barges a week. It is understood that the consideration is \$75 per month for the time engaged.

THREE FAUCIER FARMS SOLD FOR GOOD PRICES

(Special to The Times-Dispatch.)

WARRENTON, VA., September 12.—Mrs. L. P. Duffie recently sold to Mr. John A. Davidson a farm near Remington, Va., for \$10,000. This is only another instance of the value of real estate in this section. Mr. Duffie also recently sold to Mr. Thomas Thornton, of Remington, Va., the King farm near New Baltimore, Va., recently occupied and owned by the late John B. Hinton. The farm contained 110 acres and brought \$25 per acre.

The sale of the farm recently purchased by Mr. J. D. Hall to Dr. Sprague, of Station 24, N. W. Dr. and Mrs. Sprague will make their summer home on it.

BUILDING ACTIVE IN SOUTH'S CITIES

Reports from Many of the More Progressive Places Show Decided Increases.

BALTIMORE, MD., September 12.—A review in this week's issue of the Manufacturers' Record of building operations in Southern and Southwestern cities during August indicates much activity in all kinds of such work, many localities showing decided increases over previous months. In Atlanta the estimated increase in the value of permits issued during the month over August of 1907 was \$146,623, with indications that the total increase for the year will be very large. Permits were issued to the value of \$389,305, as against \$212,672 in August, 1907, and in the first eight months of the year to the value of \$3,795,573, as against \$3,569,547 for the corresponding period in 1907.

Figures for Birmingham.

Permits issued at Birmingham in August represented \$143,000, of which \$109,000 were for frame buildings. The building operations there in the first eight months of the year cost \$1,290,000. The building record of Jacksonville for the month is an excellent one, showing permits issued for fifty-one brick or frame structures, ranging from one to three stories in height, while the aggregate value of operations in Tampa for August was nearly as much as the total for June and July, eighty-two permits having been issued, representing \$123,283; and the structures including three cigar factories, a theatre, a restaurant, a brick store and other buildings.

In Knoxville permits were issued to the value of \$102,000, which exceeds the record of any previous month of the year. There was also a substantial increase at Memphis. Building permits were issued at San Antonio to the value of \$637,540; in Houston to the value of \$189,597; and in Austin to the value of \$70,300.

In Kansas City permits were issued for structures costing in the aggregate \$249,345, including frame buildings, to cost \$167,450, brick buildings, \$123,700 and miscellaneous structures \$152,295. Norfolk and Richmond.

An unusual amount of construction work was undertaken at Norfolk, permits having been issued to the value of \$121,879 during the month, an increase of \$38,458 over August, 1907. In Richmond permits were issued to the value of \$154,687, and in the first eight months of the year to the value of \$2,368,519. In the twelve months ended August 31st the building operations in the District of Columbia represent an expenditure of \$8,309,332. The estimated cost of new buildings, repairs and alterations for which permits were issued in Baltimore during the month is \$781,003, and in the first eight months of the year \$3,981,240.

WOMEN SOLD FOR CATTLE AND SHEEP

What Wives Cost and How They Are Marketed Among the Savage Tribes.

BECOME BRIDES AT ELEVEN

Nandi Girls Engaged at Babyhood—Married Women Pull Teeth or File Them Down.

BY FRANK G. CARPENTER.

(Special Correspondent of The Times-Dispatch.)

Broken Hill, Northwestern Rhodesia. Before I leave the heart of the Black Continent to start south for the white man's Africa, that land of gold and diamonds below the Zambezi, I want to write a letter about the queer customs of our African sisters. They are an important half of this dark continent, and their customs are as queer as the customs of the fair-skinned peoples of the world. They dress in jackets and trousers, and a pair of their embroidered breeches often costs as much as \$200. I have told you how they are fattened for marriage by special feeding, and how a popular belle often weighs 300 pounds, or about as much as our own dear Secretary Taft. I have written of the fair-skinned, low-esses of Tunis. They dress in jackets and trousers, and a pair of their embroidered breeches often costs as much as \$200. I have told you how they are fattened for marriage by special feeding, and how a popular belle often weighs 300 pounds, or about as much as our own dear Secretary Taft.

Further down the continent I learned as much about the women of the British possessions, where John Bull is now regulating the marriages, fixing the price of brides, old and young, lean and fat, looking and ugly, and there as at 35 years; and still farther south about the women now ruled by the Germans, who are allowed to marry as they please, according to the laws of the German Empire. There are also notes before me gathered during my travels in Portuguese East Africa, Malagoland, Malaboland, and the island of Madagascar, and I have heard a wife he pays her father fifty sheep for her or agrees to work for the old man a number of years. All marriage arrangements are made by the parents, and the matchmaker brings the bride to the groom. In the meanwhile the chief bridesmaid has arranged the groom's hat for the occasion and a new hat is made, consisting of a framework of wood with a mattress of oxskins. The bridesmaid is paid a sheep for this work. After this she goes with the matchmaker, who might be called another bridesmaid, to the house of the bride and brings her home in great style.

It was such a procession that I stopped one morning on its way to the groom. It consisted of a score or more of women dressed in garments of cow-skins and goat, yelling and singing as they danced along about a queer-looking figure which laboriously moved in the centre. At first I could not make out what it was. It looked like a woman with a pig on her back, wrapped around with bright figured Indian cotton. As the party came closer

My Adventure With a Uukuma Bride.
Let me start with the description of a wedding procession that I saw in German East Africa, on the lower edge of Victoria Nyanza. The people there are known as Uukumas. There are here a number of Bantu negroes, who are Bantu negroes, who dress in cowskins and cottons and who have cattle, sheep and goats. When a young man wants a wife he pays her father fifty sheep for her or agrees to work for the old man a number of years. All marriage arrangements are made by the parents, and the matchmaker brings the bride to the groom. In the meanwhile the chief bridesmaid has arranged the groom's hat for the occasion and a new hat is made, consisting of a framework of wood with a mattress of oxskins. The bridesmaid is paid a sheep for this work. After this she goes with the matchmaker, who might be called another bridesmaid, to the house of the bride and brings her home in great style.

Many, very many, of the large farms of the county are given over entirely to the breeding and grazing of fine cattle for the markets, not only for this country but for European markets. Every farmer in the county thinks he is out of his line if he does not do a creditable turn in the matter of raising fine cattle.

No finer beef cattle ever roamed green fields than the grades that are

(Continued on Last Page)

THE GREAT COUNTY OF WASHINGTON

Where Blue Grass Grows and Fine Horses and Cattle Flourish.

IRON AND LUMBER INTERESTS IN FRONT

One of Virginia's Richest Counties—Many Educational Institutions—Fine Houses, Superb Cattle, Wealth of Mountains and Valleys, Making Abingdon Rich.

BY FRANK S. WOODSON,

Industrial Editor.

ABINGDON, VA., September 12.—It is claimed that Washington county, in Virginia, was the first spot on earth to be named for the Father of His Country. I believe the same claim is made for a county of like name in Tennessee, and not very far away from here, and it may be that it is made for other hallowed spots in other parts of the country. I will not judge between them, but be that as it may, the fact remains that Washington county, Virginia, is well worthy to bear the name of the immortal George.

It may be said to be an empire within itself, abounding in all the natural resources that any people could or ought to desire to make them prosperous, happy and independent. The county abounds in iron, limestone, and much of it is of that desirable character which is constantly decomposing and keeping the soil perpetually fertile, to say nothing of its vast timbers, ore deposits and water powers. Washington county is inferior to no section of the rich Southland or of the West, or of the world, as for that matter, for grass-growing, and is, therefore, peculiarly adapted to stock raising and grazing. Blessed with a moderate winter climate as it is, it is also true that no country can boast of more delightful or healthful summer atmospheric conditions, purer water or grander scenery.

The county embraces an area of about 600 square miles, with a population of about 35,000, as against something less than 17,000, all told, in the close of the War between the States. Since that date the influx of immigration has wonderfully added to the population, and has increased beyond calculation the value and the volume of business, especially in the line of manufacturing.

Wonderful Water Power.
The county is drained by three rivers, branches of the Holston River, which becomes the far-famed Tennessee in that State, and the Ohio at Paducah, Kentucky.

The county is bounded from northeast to southwest by a succession of ridges and valleys. The three rivers follow the principal valleys, and remarkable to say, the smaller streams feeding the rivers run at right angles to them, not paralleling them along other valleys. While many of these hills are worked gaps directly through the ridges for their passageways. This produced two important conditions, unlimited water power and thoroughly irrigated lands. Scarcely a farm is there in the county without one or more bold, never-failing springs or running streams. Being belted by ridges does not imply, however, that this is so much waste land. Some is lost to be sure, but the far greater portion of the highest ridges, or mountainous land is equal in arability to much of the lower valleys. While many of these hills are too steep to till conveniently, of course, grass will spring up spontaneously, in a great measure, wherever the undergrowth is cleared away, producing the most valuable grazing ranges. Nature has done a great deal for Washington county, and its progress and art, enterprising and thrift are actively working wonders in developing resources, increasing values and making waste places bloom.

Variety of Soil.

The soils of Washington county are of various grades, all lie upon a stratum of tough yellow or red clay, hence, wear well, are easily improved, retain and combine specifically with fertilizers and are adapted to the growth of all kinds of grasses. The best soils, as a rule, are upon the north hillsides, and the lower lands pertaining thereto, having a dark mould of alluvial appearance, and are particularly adapted to growing corn and grass. Another kind is of lighter color, often gravelly, which is somewhat better adapted to growing wheat, oats and tobacco. The principal products of the county are all the cereals, grasses and roots, with fairly good crops of tobacco. Wheat and corn, however, are the staples, but the most profitable, on account of this being a fine stock-raising country. An ordinary crop of hay is three to four tons to the acre. Buckwheat is, as a rule, of superior quality.

Blue Grass and Cattle.
From what has been said, it is easy to reach the conclusion that cattle-raising and grazing may be regarded as one of the foremost industries. Blue grass, indigenous to the soil, rivaling that grown in any other part of Virginia, or any other State as for that matter, Kentucky not excepted, grows as naturally as the leaves of clover trees, and where blue grass is there the finest and best of cattle and other live stock may be found.

Washington county has taken an advanced position in the matter of cattle-raising. Scrub stock is a thing of the past here. The pure-blooded short-horn, the Hereford, the Jersey and the Holstein are among the favorites, these being the most profitable breeds now being handled, and, as a matter of fact, none others are handled. The people of this country have learned that there is no profit in anything that is common or second rate.

Many, very many, of the large farms of the county are given over entirely to the breeding and grazing of fine cattle for the markets, not only for this country but for European markets. Every farmer in the county thinks he is out of his line if he does not do a creditable turn in the matter of raising fine cattle.

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